RAINWATER DRAINAGE -
Gutterring and rain water pipes to be pvcu to match existing.
Discharge pipes to be 100mm pipes laid to a fall of 1:40 running to soakaways a min of 5 metres from any new or existing structure.
Soakaway positions to be agreed with Building Inspector on site.
Soakaways to be designed to bre digest 365 following a percolation test.

ELECTRICAL WORK - All electrical work to comply with part P requiring the appropriate installation certificate (BS7671), and tested and inspected by an electrician qualified to do so.
Switches and sockets are to be placed between 450mm and 1200mm from floor level.

LIGHTING
Ensure all luminaires to be fitted with low energy lamps - but these can be any type of low-energy lamp provided their luminous efficacy meets the 45 lm/W requirement. Any external light capacity should not be more than 100 lamp-Watts and that they should be automatically controlled to switch off when not required (such as operation by a movement sensor) and fitted with a daylight sensor.

HEATING
Qualified heating enginner to confirm installation details of new heating system, and provide any relevant safety certificates.
All radiators to be thermastaticly controlled.

STUD WALLS
Denotes 100mm stud wall packed with 25mm Superglass O.S.A acoustic roll insulation with a density of 20kg/m3 to provide sound absorption in accordance with Approved Document E

FOUL DRAINAGE NOTES:
DRAINAGE PLAN IS INDICATIVE ONLY, BUILDER / PLUMBING ENGINEER TO INVESTIGATE AND FINALISE THE PLAN FOR MOST EFFECTIVE SYSTEM. IF MAINS SEWER IS ON THE SITE, CLIENT TO INFORM ARCHITECT AND BUILDER PRIOR TO WORKS.
External pipework to be Hepsleeve, and can be 100mmØ inlet to a manhole connection, 150mm Ø outlet from any manhole with multi inlets. Tops of pipe connections into manholes to be level.
External pipework laid between maximum fall of 1:40 and minimum fall of 1:80.
Connections into manholes to be 90 degrees or greater to the outlet pipe.
All pipes that pass through walls to have 75mm precast concrete lintels over.
Opening in walls to be masked all round with rigid sheet.
All pipes positioned under buildings, roads or driveways to be encased in 150mm of concrete, others to be surrounded by 150mm of pea gravel.
Any SVP stacks not vented to fresh air are to be fitted with air admittance valves.
Internal waste: 32mm Dia & anti syphon traps to sinks, 40mm Dia for baths and showers, with 75mm traps. 100mm Dia pipes for WC with 100mm traps. If a public sewer runs through the site and within 3m of extension a drainage survey should be carried out to calculate extent of works prior to commencement of ground works - building contractor to confirm.

UPVC DOORS & WINDOWS -
Glazing to achieve a u-value of 1.4w/msq.
New windows to have 10000m sq trickle vents.
Any glazing on doors or below 800mm from ffl to be fitted with safety glass to BS6262.
The ventilation to the windows of the habitable rooms must be at least 1/20th of the floor areas.
All to Comply with Approved Document Q, PAS 24 standard

MECHANICAL VENTILATION -
Bathrooms / Ensuites to have 15l/sec mechanical ventilation with a 15 minute overun facility.
Utility to have 30l/sec mechanical ventilation.
Kitchen to have 30l/sec with extraction hob.
WCs to have 6l/sec mechanical ventilation.

ALL NEW WINDOWS
At least one new window per room (excluding bathrooms, WCs and ensuite) should be provided with an unobstructed openable area that is at least 0.33m2 and at 750mm high and 450mm wide. The bottom of the openable area should not be more than 1100mm from the floor.

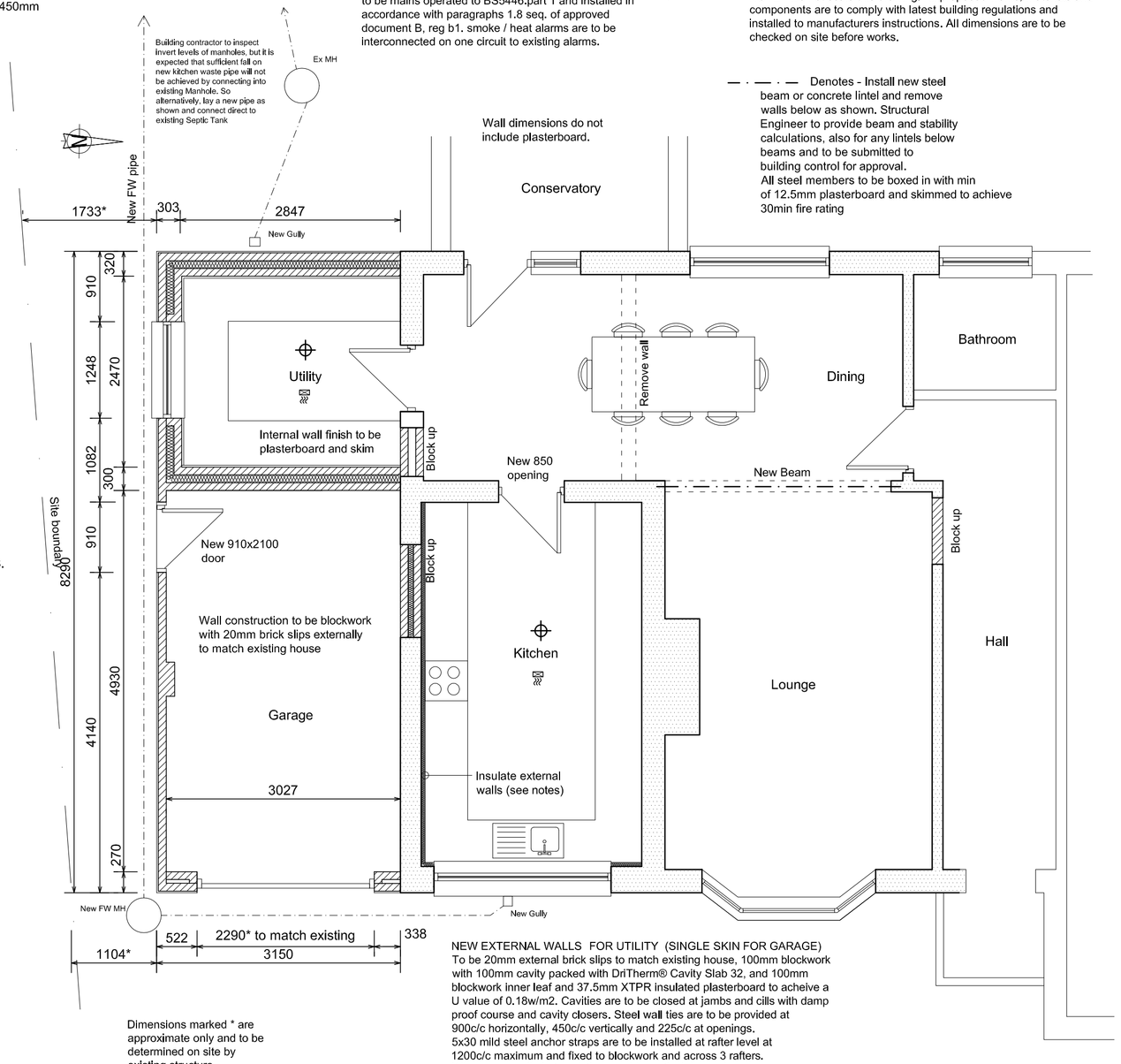
SMOKE ALARM (heat alarm in kitchen) - Indicated thus - ⊕ - to be mains operated to BS5446:part 1 and installed in accordance with paragraphs 1.8 seq. of approved document B, reg b1. smoke / heat alarms are to be interconnected on one circuit to existing alarms.

Note: A SAP energy effieciency calculation may be requested by building control if glazing is more than 25% of floor area, which could require additional insulation needed for the property

LINTELS - Catnic lintels are to be installed over all new windows and doors. Sizes to be agreed on site with building contractor.

NOTE - Do not scale this drawing. All proposed works, materials and components are to comply with latest building regulations and installed to manufacturers instructions. All dimensions are to be checked on site before works.

— · — · — Denotes - Install new steel beam or concrete lintel and remove walls below as shown. Structural Engineer to provide beam and stability calculations, also for any lintels below beams and to be submitted to building control for approval.
All steel members to be boxed in with min of 12.5mm plasterboard and skimmed to achieve 30min fire rating

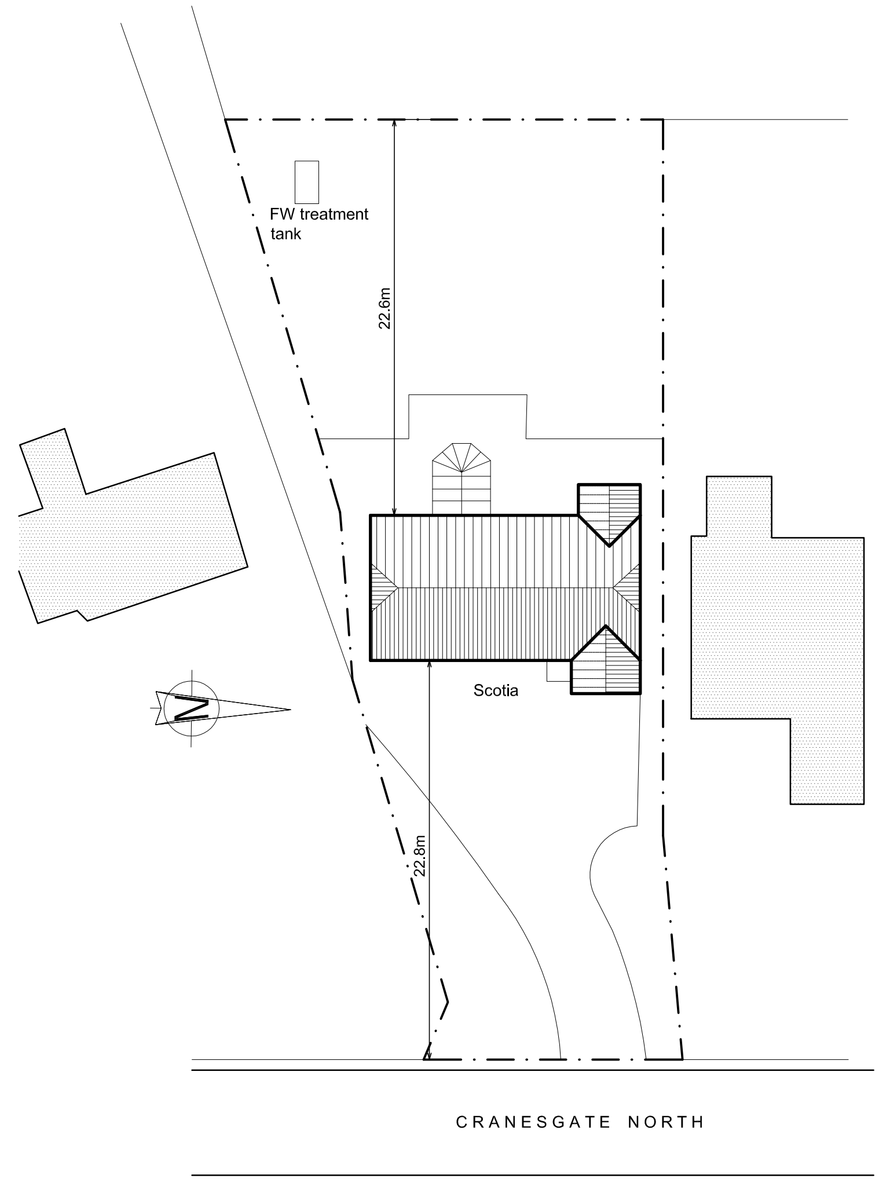


Dimensions marked * are approximate only and to be determined on site by existing structure

NEW EXTERNAL WALLS FOR UTILITY (SINGLE SKIN FOR GARAGE)
To be 20mm external brick slips to match existing house, 100mm blockwork with 100mm cavity packed with DriTherm® Cavity Slab 32, and 100mm blockwork inner leaf and 37.5mm XTPR insulated plasterboard to acheive a U value of 0.18w/m2. Cavities are to be closed at jambs and cills with damp proof course and cavity closers. Steel wall ties are to be provided at 900c/c horizontally, 450c/c vertically and 225c/c at openings.
5x30 mild steel anchor straps are to be installed at rafter level at 1200c/c maximum and fixed to blockwork and across 3 rafters.
Where new wall abuts existing provide vertical dpc and use expamet wall starters. Building control to approve wall construction prior to works.

PROPOSED PART GROUND FLOOR PLAN

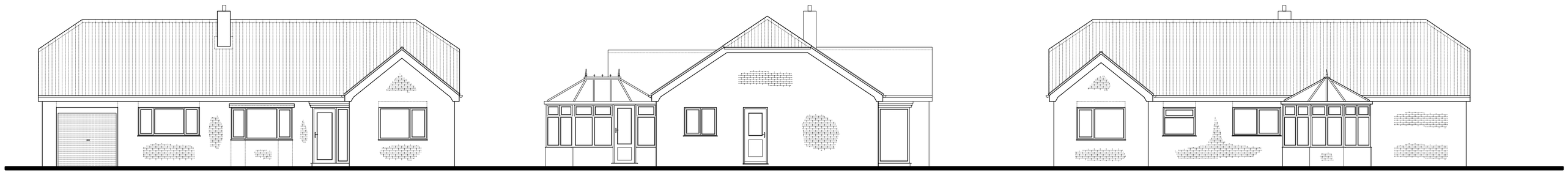
(SCALE 1:50)



CRANESGATE NORTH

PROPOSED BLOCK PLAN

(SCALE 1:250)



Front

Side

Rear

Proposed Elevations

(SCALE 1:100)

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CLIENT: INGA DULKIENE

PROJECT: PROPOSED SINGLE STOREY SIDE EXTENSION, SCOTIA, CRANESGATE NORTH, WHAPLODE ST CATHERINE, SPALDING, PE12 6SR

DRG TITLE: PROPOSED PLANS AND ELEVATIONS

DATE: MAY 23

SCALE: AS STATED AT A1

DRG No.: 23-0502-02

DRAWN BY: WI